

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Helaman Avenue and east of Jarom Street within Paradise. JG/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

161-29-216-021

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the height of the fence along the front and within the first 15 feet of the front setback to 7 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 133% increase).
 - b. Increase the height of the fence along the east property line (not within the first 15 feet of the front setback) to 7 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 16% increase).
 - c. Increase the height of the fence along the west property line (not within the first 15 feet of the front setback) to 7 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 16% increase).
2. Allow a non-decorative wall fence along the street where fences and walls along a street shall be decorative per Section 30.04.03B.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4354 Helaman Avenue
- Site Acreage: 0.46
- Project Type: Fence
- Fence Height (feet): 7

Site Plan & Elevation

The site contains an existing single-family residence with access from Helaman Avenue to the south. Existing fences run along a portion of the west property line and along the entire south and east property lines. These fences have been raised to 7 feet at their highest point and are constructed with cinder block columns, steel vertical posts, and horizontal solid wood panels.

Applicant's Justification

The applicant is requesting a waiver to allow a 7 feet tall fence. The waiver is needed to resolve a code enforcement violation related to an unpermitted fence built after the property was purchased. The applicant states the fence was constructed for added security due to frequent travel and to protect valuable property. The applicant indicated that several neighbors have expressed support for the fence and believe it enhances the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0369	Waiver of development standard for an addition	Approved by PC	October 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active violation (CE22-05285) for building without a permit and increased wall height.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff finds the increased height of the wall fence may have adverse impacts on the neighboring properties. Staff understand increasing the height of the non-decorative fence may provide more privacy and security, but increasing the height of fences and walls, especially along streets, can create a canyon effect that can negatively impact the residential character of the neighborhood. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAMIEN RODERICK

CONTACT: DAMIEN RODERICK, 4354 HELAMAN AVENUE, LAS VEGAS, NV 89120